

Recommended Covenant Amendments

6.2(a) Single-Family Residence. I don't think we need to change this clause. It states "noncommercial basis" so if an owner is renting a room to a family member it is a personal financial matter and noncommercial as long as no paper trail exists (advertising, marketing, bank accounts, etc.)

However, a possible amendment could be the following:

6.2(a) Single-Family Residence. Delete 3rd sentence beginning with "No room..."

6.2(b) No Commercial Pursuits. Recommend leaving as is or replacing with the following:

6.2(b) No Commercial Pursuits. No business or profession of any nature shall be conducted on any Lot or in any residence constructed thereon without first obtaining the approval of the Architectural Review Committee. No store of any kind, nor any physical or mental health care facility or other place of entertainment, nor any church nor any school, shall be erected or permitted upon any of the Lots and no retail or wholesale business or professional services of any nature shall be conducted on any Lot or in any residence, except a portion of any residence may be devoted to a home office, studio or work room so long as such use does not generate more than intermittent customer or client traffic in the subdivision. No lot shall be used or rented for transient, hotel or motel purposes.

6.2(g) Storage of Vehicles. Recommend replacing with the following:

6.2(g) Storage of Vehicles. Vehicles of short-term guests or agents of the Owners may park their vehicles for no more than fourteen (14) days. No overnight on-street parking allowed. Owners' vehicles should be parked in the garage to the greatest extent possible. Vehicles that exceed garage capacity should be parked on the driveway or adjacent to it and must be moved from the lot at least once per week. Recreational/auxiliary vehicles (boats, campers, RVs, trailers, tractors, motorcycles, ATVs, etc.) should normally be parked in the garage, if possible, or in a commercial storage facility. However, with prior ARC approval, such vehicles be kept in an organized manner to the rear of a house in either a fenced area or one that is not readily visible from public streets nor reasonably from other Lots within the subdivision.